

Springwater PUD– Project Narrative
16405 and 16501 Westfield Blvd, Westfield, IN 46074
December 1, 2021

Owner: Beauchamp, Robert C & Michelle Trustees
16405 Westfield Blvd
Westfield, IN 46074

Petitioner: Old Town Design Group, LLC
31 1st Street SW
Carmel, IN 46032

Developer: Apollo Developers, LLC
12941 Coyote Run
Fishers, IN 46038

Project Overview

Old Town Design Group, LLC is proposing to develop approximately 49 acres of land at 16405 & 16501 Westfield Blvd, Westfield, IN 46074. The development will consist of twenty-five (25) single family cottages (alley load), thirty-two (32) single family villas (front load), and fifty-six (56) Townhomes along with public and private roads and the necessary utility infrastructure to support a development of this nature. The site currently contains one (1) single family residence. The purpose of this petition is to change the zoning of the subject property to accommodate the project.

Site Development

The proposed use of the property will be for residential use and consist of a total of 113 homes. New internal (public and private) streets and will be constructed with curb and gutter and sidewalks along with a connection to the Union Street trail network to the south west corner of the site.

Site Access

Proposed vehicular access to the site will come from one of two curb cuts located along Union Street. The internal drives through the site will create a looped access between both curb cut locations. The north entrance will be full access with a protected left turn lane and the south entrance will be right-in-right-out.

Parking

Parking will be provided for each home with a minimum 2-car garage and associated 18' minimum driveway, allowing for the parking of a minimum four (4) vehicles per home.

Drainage

The proposed project will utilize sheet flow to transport runoff to a series of inlets located through the site before being routed through underground pipes and discharging into 2 different detention ponds.

Site Utilities

Water: The site will be served by Citizens Westfield with each townhome, villa, and cottage receiving an independent water meter and connection. Water main currently exists along the east side of Union Street.

Sewer: The site will be served by Citizens Westfield with each townhome, villa, and cottage receiving an independent sanitary lateral. Sanitary will come from the south along Union Street.

Electric: Electric service will be provided by Duke Energy and is available along the east side of Union Street. A portion of this overhead service may need to be relocated.

Gas: Gas service will be provided by Citizens Westfield and is available along Union Street.